

**CHARTER TOWNSHIP OF COMSTOCK
KALAMAZOO COUNTY, MICHIGAN**

ORDINANCE NO. _____

ADOPTED: _____

EFFECTIVE: _____

An Ordinance to impose a limited moratorium on the development of agricultural labor housing and other housing types as authorized in Ordinance 497.

**THE CHARTER TOWNSHIP OF COMSTOCK
KALAMAZOO COUNTY, MICHIGAN**

ORDAINS:

SECTION 1
FINDINGS

A. The Township Board of the Charter Township of Comstock determines that approval and/or development of agricultural labor housing and other housing types authorized by Ordinance 497 prior to the Township's further review of Ordinance 497 by the Township attorney and other appropriate entities and the subsequent possible amendment, revision and/or repeal of Ordinance 497 may result in housing development that may not be situated in appropriate locations, may not be built in a manner compatible with adjoining land uses and/or may have a negative impact on labor force housing options.

B. The Township Board of the Charter Township of Comstock finds that it is in the best interest of the Township that the Board has further time to study this matter and to review, amend or otherwise revise Ordinance 497 to accomplish the above goals, such additional time to not exceed six months.

C. The Township Board of the Charter Township of Comstock accordingly determines that it is desirable and in the public interest for the reasons set forth above that there be an immediate moratorium on the acceptance and/or processing of any applications for agricultural labor housing and/or other types of housing as included in Ordinance 497, and that such moratorium run for (1) a period of six months from the effective date of this Ordinance or (2) until the effective date of a new Township ordinance or ordinances addressing this matter, whichever occurs first.

SECTION 2
MORATORIUM

There is hereby imposed a moratorium upon the Township's acceptance and/or processing of any applications for approval of agricultural labor housing and other housing types authorized per Ordinance 497, approval of and/or development of agricultural labor housing and other housing types authorized per Ordinance 497, issuance of any/all Township permits, licenses and approvals including but not limited to building permits, land use permits, certificates of occupancy and zoning permits for agricultural labor housing and other housing types authorized per Ordinance 497.

SECTION 3
SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason, by any court of competent jurisdiction, it shall not affect any portion of the ordinance other than said part or portion thereof.

SECTION 4
SANCTIONS

Any person, firm, association, partnership, corporation or entity that violates any of the provisions of this ordinance shall be deemed responsible for a municipal civil infraction as defined by Michigan statutes which shall be punishable by a civil fine determined in accordance with the following schedule:

	Minimum Fine	Maximum Fine
- 1 st . Offense	- \$75.00	\$500.00
- 2 nd Offense	- \$150.00	\$500.00
- 3 rd Offense	- \$325.00	\$500.00
- 4 th Offense	- \$500.00	\$500.00

Additionally, the violator shall pay costs, which may include all expenses, direct and indirect, to which Comstock Charter Township has been put in connection with the municipal civil infraction. In no case, however, shall costs of less than \$9.00 be ordered. In addition, the Township shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance. Each day that violation of this Ordinance continues to exist shall constitute a separate violation of this Ordinance.

SECTION 5
TERM OF MORATORIUM AND PROHIBITION

This moratorium imposed hereunder shall expire upon (1) six months from the effective date of this Ordinance or (2) the effective date of a new Township ordinance or ordinances addressing this matter, whichever occurs first.

SECTION 6
EFFECTIVE DATE

This Ordinance shall take effect immediately upon publication following adoption. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Michelle Mohney
Clerk
Charter Township of Comstock